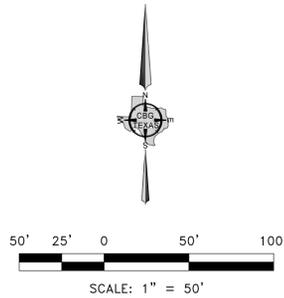


VICINITY MAP
NOT TO SCALE



NUMBER	DESCRIPTION
1	12" CEDAR
2	8" CEDAR
3	36" PECAN
4	16" OAK
5	12" HACKBERRY
6	6" HACKBERRY
7	6" CEDAR
8	12" CEDAR
9	12" CEDAR
10	6" HACKBERRY
11	8" CEDAR
12	8" CEDAR
13	12" CEDAR
14	16" CEDAR
15	8" CEDAR
16	10" CEDAR
17	8" CEDAR
18	16" CEDAR
19	10" CEDAR
20	12" CEDAR
21	6" CHINA BERRY
22	10" CEDAR
23	8" CEDAR
24	8" CEDAR
25	12" CEDAR
26	10" CEDAR
27	8" CEDAR
28	8" CEDAR
29	12" HACKBERRY
30	8" OAK
31	10" CEDAR
32	10" CEDAR
33	8" CEDAR
34	8" CEDAR
35	8" OAK
36	10" CEDAR
37	10" OAK
38	10" CEDAR
39	10" CEDAR
40	10" OAK
41	8" CEDAR
42	8" CEDAR
43	8" CEDAR
44	10" CEDAR
45	8" CEDAR
46	8" CEDAR
47	8" CEDAR
48	8" CEDAR
49	8" CEDAR
50	8" HACKBERRY
51	8" CEDAR
52	14" CEDAR
53	12" CEDAR
54	8" PECAN
55	12" CEDAR
56	18" MAPLE
57	12" CEDAR
58	8" CHINA BERRY
59	16" CEDAR
60	12" CEDAR
61	16" CEDAR
62	12" CEDAR
63	18" HACKBERRY
64	12" CEDAR
65	8" OSAGE ORANGE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Pablo Ramirez, do hereby adopt this plat, designating the herein described property as **RAMIREZ DUNCANVILLE ADDITION** an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 20____.

By: _____
Pablo Ramirez (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Pablo Ramirez known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____.

Notary Public in and for Dallas County, Texas.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Pablo Ramirez is the owner of a 2.82 acre tract of land situated in the George W. Sharrock Survey, Abstract No. 1282, City of Dallas Block 6949, Dallas County, Texas, same being a tract of land conveyed to Pablo Enrique Ramirez, by deed recorded in Instrument No. 201900229027, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner lying along the East Right-of-Way line of Duncanville Road (100' Right-of-Way), same being the Southwest corner of Lot 73A, Block 6949, of Arnulfo Velazquez Addition, an addition to the City of Dallas, Dallas County, Texas, thereof recorded in Instrument No. 201500310099, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 38 minutes 04 seconds East, along the South line of a tract of land conveyed to Arnulfo Velazquez, by deed recorded in Instrument No. 202300175332, Official Public Records, Dallas County, Texas, a distance of 451.85 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being in the West Right-of-Way line of G.C. & S.F. Railroad (100' Right-of-Way), same being the beginning of a non-tangent curve to the left, with a chord bearing of South 20 degrees 05 minutes 13 seconds East, chord distance of 244.43 feet, a delta angle of 08 degrees 38 minutes 01 seconds, and a radius of 1,623.68 feet, from which a 1/2 inch iron rod found bears South 89 degrees 38 minutes 04 seconds West, a distance of 1.19 feet for witness;

THENCE along said curve a distance of 244.66 feet, to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner lying along the West Right-of-Way line of said G.C. & S.F. Railroad, same being the Northeast corner of a tract of land conveyed to Juvenal Nunez (tract 1), by deed recorded in Instrument No. 202100038396, Official Public Records, Dallas County, Texas;

THENCE South 87 degrees 07 minutes 33 seconds West, along the North line of said Nunez tract, a distance of 531.60 feet to an Aluminum Disc found for corner, said corner being the Northwest corner of said Nunez tract, same being in the East line of said Duncanville Road;

THENCE North 01 degree 05 minutes 52 seconds West, along the East Right-of-Way line of said Duncanville Road, a distance of 253.38 feet to the POINT OF BEGINNING and containing 118,550.04 square feet or 2.722 acres of land.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2022.

RELEASED FOR REVIEW 09/20/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

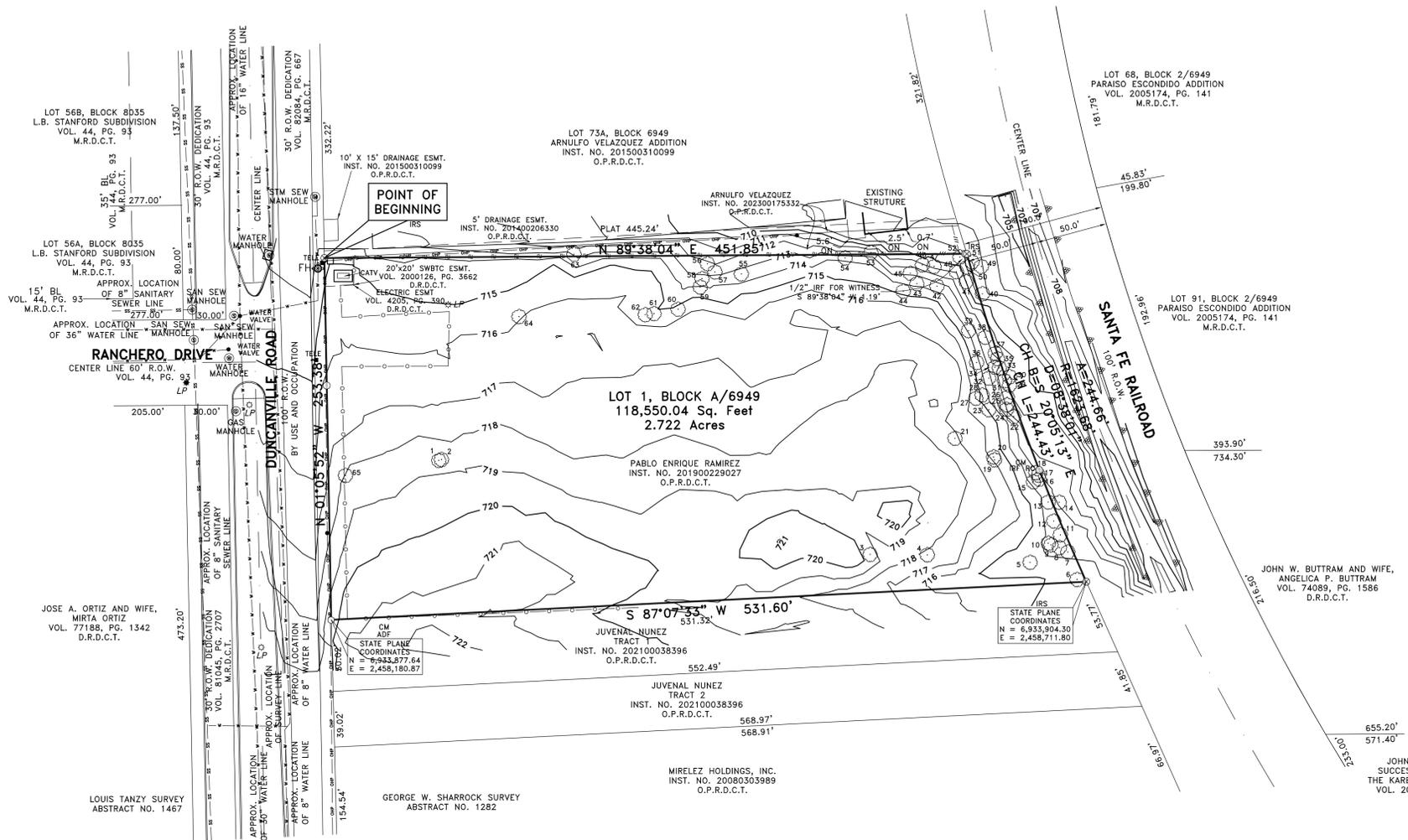
Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas



GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, AND 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

LEGEND

- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- INST. NO. = INSTRUMENT NO.
- ESMT. = EASEMENT
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- IRFRC = 1/2 INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4888"
- IRS = 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED "CBG SURVEYING"
- ADF = ALUMINUM DISC FOUND
- SWBTC = SOUTHWESTERN BELL TELEPHONE COMPANY

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____, A.D. 20____ and same was duly approved on the _____ day of _____, A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest: _____
Secretary

PRELIMINARY PLAT
RAMIREZ DUNCANVILLE ADDITION
LOT 1, BLOCK A/6949,
AND BEING A 118,550.04 SQ. FT. / 2.722 ACRE
SITUATED IN THE GEORGE W. SHARROCK SURVEY,
ABSTRACT NO. 1282
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-256

OWNER: PABLO RAMIREZ
3651 PRAIRIE WATERS DRIVE, APT 2202
GRAND PRAIRIE, TX, 75052
PHONE: 817-313-8266
EMAIL: SALES@LONESTARLEASE.ORG

